065.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	785,400 / 785,400
					USE VALUE:	785,400 / 785,400
					ASSESSED:	785,400 / 785,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		EDGEHILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GERRIOR STEPHEN P--ETAL
Owner 2:	GERRIOR DOROTHY
Owner 3:	
Street 1:	49 EDGEHILL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,584 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2062 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7584.000	327,500	4,600	453,300	785,400
Total Card	0.174	327,500	4,600	453,300	785,400
Total Parcel	0.174	327,500	4,600	453,300	785,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.89 | /Parcel: 380.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 41421
GIS Ref:
GIS Ref:
Insp Date: 11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	327,500	4600	7,584.	453,300	785,400	785,400	Year End Roll	12/18/2019
2019	101	FV	260,800	4600	7,584.	420,900	686,300	686,300	Year End Roll	1/3/2019
2018	101	FV	260,800	4600	7,584.	420,900	686,300	686,300	Year End Roll	12/20/2017
2017	101	FV	260,800	4600	7,584.	369,100	634,500	634,500	Year End Roll	1/3/2017
2016	101	FV	260,800	4600	7,584.	336,700	602,100	602,100	Year End	1/4/2016
2015	101	FV	254,400	4600	7,584.	297,900	556,900	556,900	Year End Roll	12/11/2014
2014	101	FV	254,400	4600	7,584.	281,700	540,700	540,700	Year End Roll	12/16/2013
2013	101	FV	254,400	4600	7,584.	268,100	527,100	527,100		12/13/2012

!5579!

PRINT

Date	Time
12/10/20	20:26:49

LAST REV

Date	Time
04/16/19	14:45:45

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5579

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	18812-560		1/1/1988		251,000	No	No		Y

USER DEFINED

Prior Id # 1:	41421
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/25/1991	108		22,000					REM BSMT/KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	BS	Barbara S
4/6/2009	Meas/Inspect	163	PATRIOT
4/3/2009	Measured	372	PATRIOT
4/19/2000	Inspected	270	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	256	PATRIOT
7/30/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7584		Sq. Ft.	Site		0	70.	0.85	12									453,265						453,300	

Total AC/HA: 0.17410 | Total SF/SM: 7584 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 453,265 | Spl Credit | Total: 453,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27574492
Const Adj.:	1.00739920
Adj $ / SQ:	160.648
Other Features:	82500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	444989
Depreciation:	117477
Depreciated Total:	327512

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

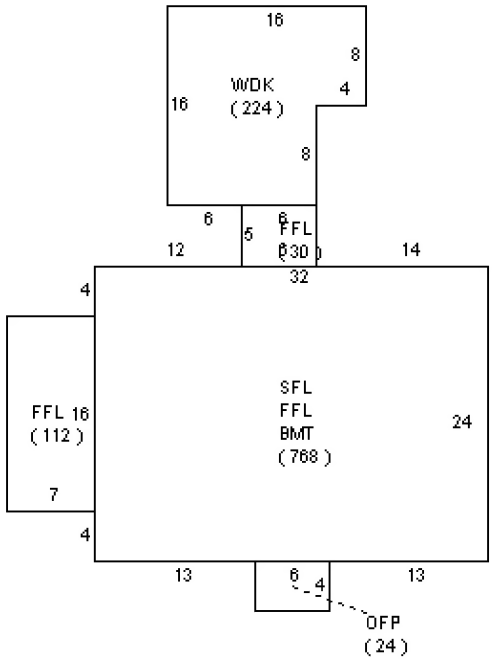
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	176.71
Special Features:	0	Val/Su Net:	121.57
Final Total:	327500	Val/Su SzAd	195.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	910	160.650	146,190
BMT	Basement	768	63.860	49,043
SFL	Second Floor	768	160.650	123,378
WDK	Deck	224	10.540	2,361
OFP	Open Porch	24	44.330	1,064

Net Sketched Area:	2,694	Total:	322,036
Size Ad	1678	Gross Are	2694	FinArea	2062
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X19	A	AV	1928	22.31	T	40	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600